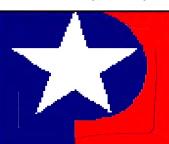


008.0 0002 0024.0

1 of 1
CARD

Residential
ARLINGTON

Total Card / Total Parcel
1,445,300 / 1,445,300
APPRAISED: 1,445,300 / 1,445,300
USE VALUE: 1,445,300 / 1,445,300
ASSESSED: 1,445,300 / 1,445,300



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		ELMHURST RD, ARLINGTON

OWNERSHIP

Owner 1:	BOGDAN JAMES M & LAURIE	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 22 ELMHURST ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	WHITTINGTON HEATHER -
Owner 2:	-

Street 1: 22 ELMHURST ROAD

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 16,044 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1890, having primarily Vinyl Exterior and 3990 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16044		Sq. Ft.	Site		0	80.	0.56	1									721,056						721,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	16044.000	716,700	7,500	721,100	1,445,300		7254
							GIS Ref
							GIS Ref
							Insp Date
							12/02/17

1 of 1
CARD

Residential
ARLINGTON

APPRAISED: 1,445,300 / 1,445,300
USE VALUE: 1,445,300 / 1,445,300
ASSESSED: 1,445,300 / 1,445,300

Total Card / Total Parcel
1,445,300 / 1,445,300

Entered Lot Size	1780!
Print	Date Time
12/10/20	16:30:05
Last Rev	Date Time
12/09/19	10:30:01
780	danam
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

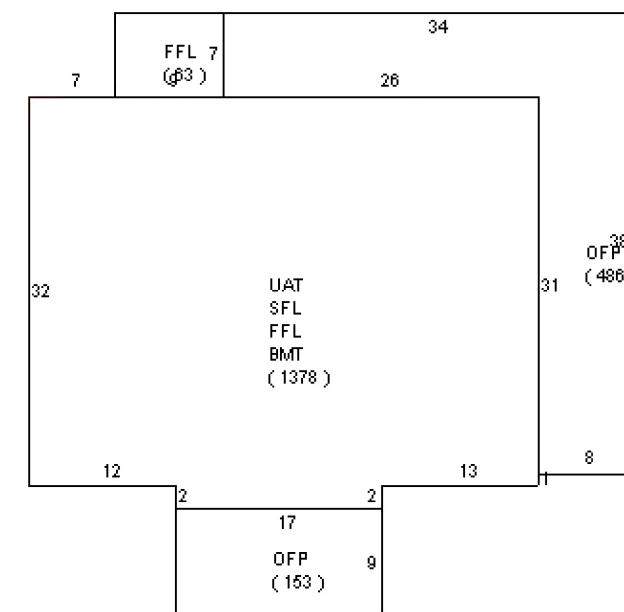
Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREY	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	B - Good
Year Blt:	1890
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G18
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.02247250
Const Adj.:	1.00989902
Adj \$ / SQ:	129.074
Other Features:	105000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	803425
Depreciation:	86770
Depreciated Total:	716655

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	171.67	
Special Features:	0	Val/Su Net:	138.33	
Final Total:	716700	Val/Su SzAd:	254.24	

PARCEL ID

008.0-0002-0024.0

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	23X20	A	AV	1925	20.43	T	40	101			5,600			5,600
22	Wood Deck	D	Y	1	16X16	A	AV	1989	9.91	T	24	101			1,900			1,900

More: N Total Yard Items: 7,500 Total Special Features: Total: 7,500

IMAGE**AssessPro Patriot Properties, Inc**